

RESALE HOMES COLLECTIONS

ORANGEVILLE/CALEDON
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Celebrating 10 Years



Photo provided by The Caputo Group

RE/MAX WEST EXPERTS Caledon's newest team brings a fresh approach to real estate

When planning on selling your home, you need to be savvy when it comes to understanding the local market and current real estate trends.

When you are considering buying, it will probably be the biggest single investment you make in your lifetime.

You will also be making a wise investment by working with an experienced realtor who can guide you through the whole process and make the entire transaction as easy and as stress-free as possible.

RE/MAX West Experts is now open in Bolton and it is the region's newest real estate office.

Team Leader, Anthony Caputo, guides an experienced group of professional sales representatives who will help you find the right home you are looking for, as well as help sellers, negotiate the best price for their property when they place it on the market.

"We are affiliated with RE/MAX," Anthony explained. "This is a small team office. We have four other agents other than myself working here, and three support staff, as well as an in-house mortgage broker."

When you are looking for a realtor to help you sell or buy a property, your best bet is to always work with an agent who is local to the area.

A local agent knows the neighbourhood and the amenities that are nearby. They can advise you on local schools, shopping centres, sports teams and venues, restaurants, and all the other services you may need, and point you in the right direction when looking for a neighbourhood that will have everything you require.

They understand the nuances of different areas of the town and also are familiar with other important things that may come into play, like the town's future development strategy and plans for individual streets and parks. A good realtor will also know when to guide you away from an area that may have underlying problems that could cause you trouble at a later date.

"We know the neighbourhoods and the region," Anthony explained. "That's the message we try to send out to anyone who is looking for property. I've lived here for 32 years."

Anthony transitioned to real estate after having an impressive career in sales. His career provided valuable experience with sales and how to deal with people.

"It was a very valuable experience - it was good training in learning how to deal with people. It really made a difference," Anthony said of how working in sales helped him learn to better interact with the public and gain their confidence in his abilities as a realtor.

The current real estate market in Caledon and the surrounding region has stabilized after two years of a seller's market that dominated the industry. Currently, it is a more balanced market. Even though the real estate market evolves and changes over the year and sometimes months, the general consensus

is that there is 'never a bad time to buy real estate,' because it is always one of the most stable and growing investments available.

"If people are looking for a quality real estate team and a new way to sell real estate, they should come to our office," Anthony explained. "Selling a house now is not done the same way it was done 20 years ago. There are so many new factors that you have to consider. The internet was not as powerful as it is today, and your house needs to be seen by multiple people. We can provide the reach you need to meet potential buyers. Our customer service is very important to us. Every client that we have - is not a number, no matter how busy we are."

RE/MAX West Experts held a grand opening of the new location on Thursday, September 22, at their Queen Street North location and welcomed visitors and friends to see the new office and meet the team.

You can learn more about RE/MAX West Experts by visiting the website at: www.theCaputoGroup.ca.

Written by Brian Lockhart

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CaledonCitizen • www.caledoncitizen.com

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• Bungalow with 3+1 bedrooms, 2 bathrooms, living & family rooms
• Partially finished basement has a bedroom, rec room & storage rooms
• Main floor laundry, sunroom with cathedral ceiling & built-in office area
• Primary bedroom features walk-in closet & 3 piece ensuite bathroom

• Fully fenced 125 x 242 ft lot with a shed & backing onto green space
• 3 car garage is heated & insulated & would make a great workshop area
• Generac generator, front deck 2022, windows 2015, water softener 2019
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RESALE HOMES COLLECTIONS

Yournesta Financial Dominion Lending Centre takes the worry out of borrowing

When you finally decide to buy a home, more than likely you are going to need a long-term mortgage to finance your investment.

JOHNNY SUPPA, AND DANNY CARDOSO, of Yournesta Financial Dominion Lending, in Bolton lead a team of 11 and counting, mortgage brokers, who have access to a large number of lenders and work to find their clients a suitable solution for their lending needs.

Working with a mortgage broker reduces the stress of trying to find a lender, eliminates a lot of legwork going from institution to institution, and best of all, provides the professional services of a mortgage broker who will be working for your best interests.

"We are a boutique-style mortgage brokerage where we facilitate mortgages, and we also offer unique strategies, programs, and marketing material to our referral partners - we're really good at what we do," Johnny explained. "A typical brick and mortar bank has one product that they lend or offer to their clientele. We have various options to offer our clients. If you tried to find a mortgage independently, you would have to make multiple branch visits and do hours of online research, along with multiple applications and credit checks. With a mortgage brokerage, you do one application and one credit check, and we can shop at five or six different lenders to see who has the best product for you."

In addition to their brokerage services, Johnny and Danny have created an online software called Moove Central that provides a one-stop shop for all your moving-related tasks on one platform.

The program allows you to keep track of everything from renewing your driver's license to changing your credit card information when you move.

"It allows people to eliminate hours of online research and multiple visits to certain vendors," Johnny explained. "Our platform can help you do things like hire movers, junk removal, help you change your address, your cable, your internet, your ID cards, and forward your mail. In our platform, you enter your move-out and move-in address, you answer a few simple questions, and the system automates a trigger strategy that lets you know when it's time to do certain things."

The program also can put you in touch with services you need during or after a move like storage facilities, cleaning companies, and renovation experts. You can view the website at www.moovecentral.ca.

Yournesta Financial Dominion Lending Centre in Bolton is a working office with a welcoming and friendly staff dedicated to serving their client's needs.

You can call for an appointment and speak to Johnny or Danny, or if you are in the neighbourhood, they welcome clients who choose to visit the office in person.

Yournesta Financial Dominion Lending Centre is located at 12 Parr Blvd., Unit 2, in Bolton.

- Written by Brian Lockhart

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- Large Private BBQ Deck off Dining & Mature Treed Yard



\$ 1,295,000 MELANCTHON



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- 5 Bed, 3 Bath w/ 2 Car Garage w/ Inside & Back Access
- Open Concept Kitchen & Dining Rm with Breakfast Bar
- Walk Out to Raised Back Deck from Dining Room
- Finished Basement Rec Room w/ Fireplace & Walk Out
- Amazing Property Just 1 Min from Shelburne. A Must See!

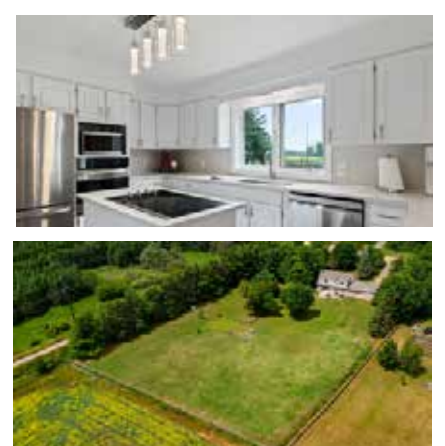


\$ 1,299,000 AMARANTH



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\$ 738,600 DUNDALK



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- Finished Rec Room with Gas Fireplace & Walk Out to Back



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How to future proof your home reno

(NC) Many of us fantasize about our ideal renovations, whether it's a spa bathroom or a kitchen island. But over time our wants and needs can change.

You probably don't want the built-in 8-track player you longed for in the 1980s, but you may now dream of the central air system that you didn't need back then.

Many of us had to make unpredictable changes in our lives and homes due to the pandemic as we scrambled to make offices out of closets or school rooms out of kitchens.

Whatever life throws at you, here are things to consider if you want your reno to stand the test of time.

HOW YOU'LL USE IT IN THE FUTURE

A playroom may seem like a great idea now, but what will you do when the kids inevitably outgrow it? Or if you're planning to downsize soon, then maybe opt for mid-range fixtures rather than go all out on high-end or custom features which a buyer might change anyway.

HOW IT WILL WITHSTAND THE WEATHER

No one wants to think about it, but climate change is already affecting our lives with more frequent extreme weather events like devastating floods, wildfires and heatwaves. As you consider options for your renovation, think about what you might benefit from as the climate continues to shift. Fireproof materials, a more efficient and eco-friendly

heating system, and improved insulation and ventilation are just a few ideas.

REVIEW YOUR INSURANCE COVERAGE

In planning your updates, account for hidden costs in the future like product lifespan, upkeep needs and even insurance changes. As Phil Gibson, EVP and Managing Director of Personal Insurance at Aviva Canada explains, "Renovations like finishing a basement, removing structural supports or building an addition may impact insurance coverage as they can change the home's rebuild value. Your insurance representative can help ensure that your home is covered for its true value, giving you peace of mind should the unexpected happen."

Find more information at aviva.ca.

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4
4.5

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3
2
6

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FOR SALE

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3
2

2 McKnight Cres
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SOLD

4+1
4
4

46 Sant Farm Drive
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SOLD

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5.5

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SOLD

2
2
1

1 Maison Parc Court
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130 WERRY AVE, DUNDALK



\$699,000

Welcome To This 3 Bedroom, 2.5 Bath All Brick Semi-Detached Home. Only 1.5 Yrs New! Open Concept Main Floor. Stunning Kitchen With Upgraded Cabinets, Ss Appliances, Upgraded Porcelain Tiles, F/R With Gas Fireplace, Stain Oak Staircase. Still Under Tarion Warranty.

73 LAVERTY CRES, ORANGEVILLE



\$1,379,000

This May Be The Largest Home Of Its Kind In This Area. Huge Gleaming Kitchen Is A Show Stopper And The Place For Family Gatherings With The Extra Large Island. Tons Of Cupboard Space. The Finished Lower Level Has Plenty Of Room For Families And A Walkout To The Private Backyard.

238 EIGHTH AVE, NEW TECUMSETH



\$1,084,999

Almost Brand New! This Gorgeous 3+1 Bedroom, 4 Bath Home Sits In Prestigious Previn Court. Open Concept Main Floor, Finished Basement With Separate Entrance And The Perfect Inlaw Suite W Kitchen, Laundry, Living Room, Full Bath And Bedroom.

667286 TWENTIETH SDRD, MULMUR



\$1,199,000

This One Has Everything You Could Dream Of In A Country Home. 2 Stunning Kitchens, Separate Entrance And Large Bedrooms Make This An Ideal Income Property Or Multi-Family Home. Over 200K Spent To Make This The Show Stopper It Is Today.

793667 EAST BACK LINE, FLESHERTON



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145 BERKSHIRE DR, ARTHUR



\$609,000

Executive Town Home Done To The 9'S. This Home Shows Like A Model With Gas Fireplace, Breakfast Bar, Quartz Kitchen Counters And Stainless Appliances. Gleaming Wood Floors Greet You In The Foyer/Office The Moment You Enter The Front Door.

51 CAMBRIDGE AVE, ORANGEVILLE



\$874,000

Rare 4 Level Backsplit With All The Bells And Whistles. Dream Kitchen With Double Wall Oven And Amazing Gas Cook Top. Great Location With Schools, Shopping And Rec Center Within Walking Distance. Gleaming Hardwoods And Large Principle Rooms Make This Home A Must See.

8 FEAD ST UNIT 205, ORANGEVILLE



\$499,800

Welcome To This Bright, Light, Clean And Cozy 2 Bedroom Condo In The Highly Sought After Bromount Place. This Corner Unit Is Very Tastefully Decorated With A Fully Updated Stunning Bathroom. Bright Updated Kitchen W Extra Windows.

**RESALE
HOMES
COLLECTIONS**
Ask A Realtor

How important is choosing the right realtor for you?

When you are searching for a special property that you want to call home, you'll need a realtor to guide you through the entire process to make it as easy and stress-free as possible.

Choosing the right realtor to help you can make a big difference in the outcome of your search and how happy you will be with your final decision once you move into that new home.

There are many reasons you should choose a realtor who is local to the area where you are considering buying property.

Some people may ask, why is it necessary to find a local realtor when I already know a real estate agent that is located near where I live, or you have a relative that dabbles in real estate and tells you they will help you out?

The answer is the same as if you ask an electrician to do landscaping or an automotive salesperson to find you a new central vacuum system – they don't know the product or what is needed to maintain it.

A local realtor knows the neighbourhoods and the areas that may be suitable for you and your budget. They will know the nearby amenities that you may require, such as schools, venues, restaurants, phar-

macies, sports clubs, parks and recreational facilities.

A local realtor understands the workings of the town and can advise you on things like development plans and future programs that may be taking place.

They can also advise you on areas or places to avoid if necessary or other factors that may have you reconsidering a location due to the area.

An out-of-town realtor won't know that a specific part of town is on a flood plain or has some other feature that could cause you trouble down the road.

Local knowledge is especially helpful when purchasing a rural property if you haven't lived in a country setting previously.

A homeowner who purchased a rural property near Orangeville learned a valuable lesson after using a realtor from their home centre – a larger metropolitan area in southern Ontario.

The realtor was familiar with city life but unfamiliar with rural properties. He assured the homeowner he could manage the sale.

Unfortunately, the realtor had no idea of the nuances of rural living. The family moved into the home, unaware that the property contained a septic system – because the realtor did not know a country home did not have town sewage hook-up.

They then discovered problems with the water system. The new homeowner did not realize that water was supplied via a well, it had not been tested for potability and that the location of the well was actually on another person's property.

While the problems were eventually sorted out, it caused the new homeowners considerable grief, and they got a rather surprise introduction to country living when all these factors should have been pointed out to them before making a decision to buy.

Rural properties have other challenges, like home fuel supply, dust, noise, smells from neighbouring farms, and windmills that dot the region. All this must be considered before you take the plunge and challenge of rural living.

If the homeowners had used a local realtor familiar with country living, all those issues could have been avoided by being well informed prior to making such a big decision.

Jerry Gould and the Gould Team are experts in the local real estate market, both in town and in rural areas, and can guide you through the entire process of buying your new home.

– Written by Brian Lockhart

Information provided by Jerry Gould and the Gould Team ReMax Real Estate Centre office at 115 First Street, Orangeville. Faith, Community, Experience... It's Who We Are!
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...Local knowledge is especially helpful when purchasing a rural property if you haven't lived in a country setting previously...



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AREAS WE SERVE

Members of the Orangeville & District Real Estate primarily serve, but are not limited to, the following areas: all of Dufferin County which is comprised of the rural townships of Amaranth, East Garafraxa, East Luther, Melancthon, Mono, and Mulmur as well as the communities of Grand Valley, Orangeville and Shelburne. The members also serve the Township of Adjala, the Town of Caledon and the Township of Erin.

The fall real estate market looks promising

After a summer of low inventory and fewer than “normal” sales, the fall market in Orangeville and Dufferin County appears to be ready to return to a more traditional level of activity and maybe surpass previous years for the same season.

Dufferin Real Estate Market Update

Dufferin Statistics (excluding Orangeville) - August			
	August, 2022	August, 2021	% Change
# of Active Listings	217	62	250.00%
# of Sales	27	60	-55.00%
Average Sale Price	\$1,028,037	\$1,143,389	-10.09%

Dufferin Statistics (excluding Orangeville) - Year to Date			
	Jan - Aug, 2022	Jan - Aug, 2021	% Change
# of Sales	315	514	-38.72%
Average Sale Price	\$1,214,769	\$1,095,695	10.87%

Buyers Market vs. Sellers Market

Current Number of Homes for Sale	217
Divided by Sales per Month	27
Months of Inventory	8

There is currently 8 months of inventory on the Market in Dufferin (excluding Orangeville). In a Buyers Market, there is normally more than 6 months worth of inventory.

August 2022 vs. August 2021

The number of active listings in Dufferin (excluding Orangeville) increased by 250.00% in August 2022 over the same month in 2021. The number of homes sold decreased by 33 homes or 55.00% in August 2022. Average sale prices decreased by 10.09%.

Year to Date 2022 vs. Year to Date 2021

The number of homes sold in Dufferin (excluding Orangeville), year-to-date decreased from 514 to 315, which is an decrease of 38.72%. Average sale prices were up by 10.87%.

THIS PAST SUMMER saw a slump in the market as post-COVID activity meant that many people decided to take advantage of recreational activities and vacations after two years of staying at home. The much-needed break meant more people were away, exploring the outdoors and putting off buying or selling property while taking advantage of the summer holidays.

A hike in interest rates, with more to come, made some potential buyers a little more cautious about investing and many are waiting to see how it will all shake out.

Now that the fall is here, potential buyers are again – putting some serious thought into buying a home. Inventory in the region is starting to grow, offering a wide variety of different properties that will be available. After a winter and spring market that saw many homes sell for above asking, home prices have gone down – not by a huge amount – but to a price which is now considered a “more reasonable level.”

This means that buyers who were pushed out of the market as homes went over the \$1 million mark, can now start looking again as homes may now be priced within their budget.

Realtors in the region are reporting an inventory of about three months, and a balanced market that is going into its sixth month. A balanced market means buyers and sellers share the power of negotiation, rather than sellers tipping the scale like what happened in the hot market over the previous year.

Inventory in the region has also increased dramatically over the past twelve months. In August of 2022, inventory in the region had increased over 300 per cent over the same time the previous year.

The number of new homes has also increased but not as dramatically.

With the current balanced market, buyers do not have the sense of urgency that prevailed when a home would receive multiple offers on the day it was listed during the seller's market of the previous year.

Going into the fall, the market is already starting to see an upward trend in sales as people start to get serious about buying.

...This means sellers must work with a realtor to determine the right asking price for a home based on the market, trends, and comparable home prices in the neighbourhood....

Even with the increase in sales, sellers must do their due diligence when putting a “for sale” sign on the front lawn. Buyers are no longer considering over-bidding on a property just to get into the market.

This means sellers must work with a realtor to determine the right asking price for a home based on the market, trends, and comparable home prices in the neighbourhood.

It also means sellers must present the home in the best light. This includes maintenance, upkeep, curb appeal, and cleaning. It could also include things like painting and staging a home for the best showing.

With more houses up for sale, buyers are taking a closer look at properties and are more discriminating than they were just a few months ago. While some sellers may be disappointed with the fact that their home will not achieve a sale price equivalent to what may have been offered a year ago, the market is still strong in the region, and housing prices are still at an all-time high.

This means this fall market is a good time for both buyers hoping to get into the market and for sellers who are considering a change and moving to another house or downsizing to a smaller, more manageable home.

The fall market is predicted to be strong through to the holiday season as inventory increases and buyers decide to get serious about taking the plunge into real estate investing.

Written by Brian Lockhart



Members of the Orangeville & District Real Estate Board (ODREB) are also members of the Canadian Real Estate Association (CREA), the Ontario Real Estate Association (OREA), and the Toronto Real Estate Board (TREB), and, as such, adhere to a high standard of professional conduct and a strict Code of Ethics.

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Investing, saving, paying debts...

Let me first say that carrying unsecured debt such as credit cards, loans from quick cash stores, etc., is never a good idea.

You should budget yourself to eliminate these nuisance debts as quickly as possible. If you wish to start building a net worth, those debts have to go. The budgeting process you use can be used after to start building your future.

There is such a thing as good debt and bad debt. The above are bad debts, mortgages are good debt... Car loans are more bad than good but at times necessary. Your car loan and your car should be a reflection of your income and not your ego. When you have eliminated the bad debt, you can focus on building an investment portfolio. Diversification is important, and it is OK to start very small. After you have eliminated all bad debt, my suggestion is to live on 70% of your take-home income. Keep 10% where it is accessible for emergencies, invest 10% in long-term investments such as RRSP, TFSA or real estate, and be charitable with the other 10%.

As your cash and long-term investments grow, you can move them around. Buying real estate is one of the very best strategies to create wealth. I do suggest you have the cash necessary for the down payment before you start that process.

You would be very correct to suggest that this seems too simple to actually work, but wealth does not just happen. It is created. It is built. It takes discipline, and it takes time. There are very few get-rich easy schemes that work out. Having a high income in itself will not guarantee wealth. Money has to be used properly to work for you. If you earn a lot and spend a lot, you will be no better off than anyone else struggling to get by. Be smart. Enjoy life, but be careful.

A note on interest rates...

They seem to continue to go up. There is an indication that we are not as high as we will be. Just remember, what goes up, usually goes down...

In the short term, it is uncomfortable, but inflation has to be brought under control. We will get there...

– Provided by Dwight Trafford



THE REAL ESTATE MARKET

Dufferin County and Area

30
YEARS
1992 - 2022

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Doug Schild, Broker
Chris Schild, Sales Representative*
(*Licensed Assistant to Doug Schild)

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\$1,499,900



TRANQUILITY NOW

You'll feel at peace in the 8.4 acres of this property. Beautiful wooded forest, trails and a waterfall are some of the highlights of this gem in Caledon. A quaint bungalow greets you at the end of a winding driveway, featuring 2 woodburning fire places, lots of natural light, 3 bedrooms 1 bathroom. Kitchen offers a commercial oven and prep area looking out towards the pond. Walk the property to truly appreciate all it has to offer. Call us today to book your showing.

\$1,057,000



DOWNSIZING WITHOUT COMPROMISING

Lovely community, with great proximity to hiking, cross-country skiing and tennis. Plus tones of extra space in the finished basement, 2 additional bedrooms/office, wet bar and 3 pce Bathroom. Vaulted ceilings and open concept living/dinning/Kitchen. 2 + 2 Beds 3 baths.

\$749,900



RARE OPPORTUNITY

Don't miss this large 2 story condo in a prime location. You won't feel cramped up in this large unit. Ideal for a young family or empty nesters. Being at the top has its perks. This "penthouse" suite is quiet with only 4 apartments on the top floor. 2 bdrm, 3 baths, balcony, ensuite laundry, loads of room to call home, and all the added bonuses of being in the heart of Orangeville.

\$1,049,900



COZY IN THE COUNTRY

Charming renovated bungalow. You'll be enjoying the warm glow from the woodstove as you relax in the living room this winter. Freshly renovated kitchen, engineered hardwood floors, quartz countertops tile backsplash. 2 newly renovated bathrooms, 3 bedrooms, 1.4 acres Attached double car garage with access to laundry and stairs to unfinished basement.

\$1,199,900



BUILD YOUR DREAM

Build here, or camp here or explore here. This 12-acre property has everything you want, hills, trees, panoramic views, and a river runs through it. With an added bonus of being on a paved road. Enjoy the fresh air of Mulmur and all the biking, skiing, horseback riding your heart desires. Let us show you the possibilities.

\$1,089,900



A COMMUNITY FOR YOU

Imagine retirement, waking up every morning and walking the trails of a nearby forest, then playing a round of billiards in the private rec centre. Lawn bowling in the afternoon? Or relaxing on your back deck? This community has it all. A bungalow perfect for the active adult or empty nester. Spacious foyer welcomes you to an open concept main floor layout, large living/dining area with cathedral ceiling and walkout to south facing deck 8' X 28' with sunshade awning. 2 bedrooms 3 baths.

\$1,999,999



RELAX AND UNWIND

Spacious 4-level side split home off the main road and surrounded by trees. Featuring multiple walkouts, loads of natural light, engineered wood floors throughout, 2 +1 bedrooms & 3 baths. Cozy up by the fireplace in the light filled family room, or relax in the spa like bathroom complete with sauna. Much more than meets the eye, come see for yourself.

\$419,900



JUST LISTED

Exciting opportunity for a two bedroom condo apartment located in central Orangeville with great proximity to shops, grocery, restaurants, rec centre and public transit. Beautifully updated suite with neutral decor throughout and quality laminate flooring. Kitchen features stainless steel refrigerator, stove & microwave/fan. Convenient ensuite laundry located in utility room. Spacious primary bedroom enjoys walk-in closet and semi-ensuite bath.

Having trouble keeping pace with the ever changing real estate market?

Let us help you decide what works best for your buying & selling needs – Call us today



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WE KNOW CALEDON

Call us today for step-by-step advice to buying and selling with your safety and best interests in mind.
Not intended to solicit Buyers & Sellers currently under contract with a Broker.

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RESALE HOMES COLLECTIONS

MARKET UPDATE

Orangeville Statistics - August

	August, 2022	August, 2021	% Change
# of Active Listings	90	22	309.09%
# of Homes Listed	64	58	10.34%
# of Sales	44	56	-21.43%
List Price vs. Sale Price Ratio	99%	104%	-4.81%
Average Days on Market	28	14	100.00%
Average Sale Price	\$829,100	\$834,837	-0.69%

Orangeville Statistics - Year to Date

	Jan - Aug, 2022	Jan - Aug, 2021	% Change
# of Homes Listed	734	655	12.06%
# of Sales	386	544	-29.04%
List Price vs. Sale Price Ratio	107%	106%	0.94%
Average Days on Market	12	9	33.33%
Average Sale Price	\$949,503	\$789,309	20.30%

Buyers Market vs. Sellers Market

Current Number of Homes for Sale	90
Divided by Sales per Month	44
Months of Inventory	2.0

There is currently 2 months of inventory on the Market in Orangeville. In a Buyers Market, there is normally more than 6 months worth of inventory.

August 2022 vs. August 2021
The number of active listings in Orangeville increased by 309.09% in August 2022 vs. August 2021. 6 more listings came on the Toronto Regional Real Estate Board in August 2022 vs. August 2021, which is an increase of 10.34%. The number of homes sold decreased by 12 homes or 21.43%. The average days on the market increased from 14 days to 28 days. Average sale prices were down by 0.69%.

Year to Date 2022 vs. Year to Date 2021
The number of homes listed in Orangeville, year-to-date increased from 655 to 734, which is an increase of 12.06%. The number of homes sold decreased from 544 to 386 which is a decrease of 29.04%. The average days on the market increased by 3 days to 12 days. Average sale prices were up year over year by 20.30%.



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Peel - Caledon Statistics - August

	August, 2022	August, 2021	% Change
# of Active Listings	260	118	120.34%
# of Homes Listed	174	133	30.83%
# of Sales	63	104	-39.42%
List Price vs. Sale Price Ratio	95%	102%	-6.86%
Average Days on Market	26	16	62.50%
Average Sale Price	\$1,311,508	\$1,467,322	-10.62%

Peel - Caledon Statistics - Year to Date

	Jan - Aug, 2022	Jan - Aug, 2021	% Change
# of Homes Listed	1,520	1,489	2.08%
# of Sales	597	987	-39.51%
List Price vs. Sale Price Ratio	103%	103%	0.00%
Average Days on Market	14	12	16.67%
Average Sale Price	\$1,673,668	\$1,415,609	18.23%

Buyers Market vs. Sellers Market

Current Number of Homes for Sale	260
Divided by Sales per Month	63
Months of Inventory	4

There is currently 4 months of inventory on the Market in Caledon. In a Buyers Market, there is normally more than 6 months worth of inventory.

August 2022 vs. August 2021
The number of active listings in Caledon increased by 120.34% in August 2022 over the same month in 2021. The number of listings that came on the Toronto Regional Real Estate Board in August 2022 vs. August 2021 increased by 41 homes or 30.83%. The number of homes sold decreased by 41 homes or 39.42%. The average days on the market increased from 16 days to 26 days. Average sale prices were down by 10.62%.

Year to Date 2022 vs. Year to Date 2021
The number of homes listed in Caledon, year-to-date increased from 1,489 to 1,520, which is an increase of 2.08%. The number of homes sold decreased by 390 homes or 39.51%. The average days on market increased by two days to 14 days. Average sale prices were up by 18.23%.



Ready for the next stage?



From search to moving day, I'll provide the best real estate experience.

Nancy Urekar
Sales Representative

519.942.9499
299 Broadway, Orangeville
Not intended to solicit buyer(s) and or seller(s) currently under contract.



NANCY UREKAR

A trusted real estate professional serving the region

Buying or selling a home can be one of the most stressful times in your life.

This ability to deal with people in an authentic manner means clients trust and respect her advice when they are looking for property. Many of her clients have been referred by previous clients who have had a good experience working with Nancy.

"There's really no bad time to buy real estate," Nancy said of the fact that real estate is always a solid investment, and she cautions that buyers who try to 'time the market' will most likely be disappointed. She adds that her experience as a financial advisor has given her the experience to help clients make informed decisions in a market that can fluctuate with little notice.

"I offer personal service," Nancy explained. "I help with staging and hire a stager when it's the best way to show off a house. I have top-end photographers and videographers and very personal service for buyers."

If you are buying or selling a property, you will soon realize that negotiating a deal is a big part of the entire process.

Nancy is a Certified Negotiation Expert who knows how to ensure her clients receive the best deal when making an offer or selling their home.

Nancy can be contacted at the Cornerstone Realty Inc., Brokerage office at 299 Broadway, in Orangeville, by telephone at 519-942-9499, directly at 519-939-6212, or by e-mail at: nancy-urekar@cornerstonerealty.ca.

Not intended to solicit Buyers(s) or Seller(s) currently under contract.

- Written by Brian Lockhart

Tips on how to paint your way to happiness

(NC) Have you ever wondered how colours affect your mood and behaviour? It may surprise you. Whether you're choosing a calming wall-to-wall colour scheme or adding a small but invigorating pop, colour is a powerful design tool that can energize, relax, inspire, motivate and more.

Benjamin Moore Colour and Design Expert Sharon Grech shares her expertise on how to master the power of colour at home:

INTO THE BLUE

Like a pale daytime sky or the deep sea, the colour blue is often paired with soothing nature-focused descriptors, thanks to its proven calming effects. Colour theories suggest blue can settle breathing and slow heart rates, making it the perfect colour for a luxurious bathroom or a relaxing living room. "Blue is one of the most versatile colours to work with, and you'll find it easy to pair with other colours," suggests Grech. Subtle blues are perfectly suited for personal spaces. Shades like Smoke 2122-40 or Buxton Blue HC-149 have a zen-like quality, while cool tones make any room feel larger. Serene blues like aqua, turquoise or periwinkle work well in a principal bedroom, home office or bathroom.



THE VIGOR OF YELLOW

Evoking life and energy, much like the sun, yellow is a light and bright colour that gives off warmth and power. In fact, it has immense power in interior design, making a small room seem far bigger than it is. Bright yellow also conjures joy and optimism and can breathe cheer and life into a space, making it the perfect hue for the kitchen, breakfast nook or bedroom.

THE POWER OF PINK

Often underestimated, pink is a hue that speaks to nurturing, love and strength. It can also impact the senses, and it has been suggested that rooms painted in pink even smell better. Give pink a chance, and opt for a modern, punchy aesthetic. Try a bright hue like Delicate Rose 2008-50 to bring some glamour, or a softer tone like a blush pink for something more soothing.

www.newscanada.com

The rise of warm minimalism in home decor

(NC) "Less is more" is the basis of minimalism as we know it today. However, a sparse room can feel cold, dull and unwelcoming. Warm minimalism provides more comfort within a space without clutter.

Benjamin Moore Colour and Design Expert, Sharon Grech shares three tips to create the perfect warm minimalist-inspired space.

WORK WITH TEXTURES

When you're paring back on decorative objects, textured elements can add depth and excitement to a room. "Awaken your tactile sense and transform your space with a cozy touch," says Grech. "Try layering a rug on your floor, adding a throw to the back of your sofa, decorating old furniture with soft linens, and use pillows to experiment with different fabrics and weaves."

BRING NATURE INSIDE

Channel the calm and beauty of the outdoors with interior colour schemes that take their cues from nature. Handcrafted natural objects, like wood, wicker, rattan or bamboo add visual interest, tactile variation, and warmth to your space. Give your home a sense of tranquility with a warm colour like Steam AF-15, which embodies a nurturing essence no matter how it is used.

ADD A POP

If you want to inject your personality into your space, consider Benjamin Moore's Interior paint for flawless results and an easy painting experience. "Don't avoid colour altogether – simply select a hue you love, narrow to the perfect tone and roll with it," says Grech. "Welcome more colour by adding a splash of paint on an accent wall, your ceiling, or breathe new life into a second-hand piece of furniture and change up its look."

www.newscanada.com



6 things to consider when budgeting for a new home

Budgeting for your new home purchase ensures you and your loved ones can have peace of mind and enjoy your new home for years to come. Not sure where to start? Follow these simple tips:

Find out how much home you can afford

If you don't know, you risk taking on a bigger mortgage than you can realistically pay off, which could spell disaster.

First, calculate your household take-home pay after tax (if someone in your household has an irregular income, take the average of their last 12 months' pay). From there, outline any recurring monthly household expenses, like gas, home insurance, property tax, etc. Don't forget to include any new expenses you will have when you own the home, like maintenance fees if you're buying a condo or townhouse and account for your savings goals. This will give you a good idea of how much money you have left over for a mortgage payment. From here, use a mortgage payment calculator to determine the maximum purchase price you could afford.

Inquire about monthly fees

While you're house hunting, be sure to inquire about any fees associated with properties of interest, such as condo fees or municipal taxes. Monthly fees can differ between various types of houses, and can sometimes increase your monthly expenses significantly.

Don't forget about moving costs

It's important to account for moving costs so that you're not left having to dip into your renovation budget, your yearly vacation budget, or any other savings when it's time to move.

Prepare for renovations and routine maintenance

Besides the down payment, closing costs, and other fees associated with your new home, you'll also want to carve out a portion of your budget for renovations and routine maintenance costs. A good rule of thumb is to save 1-2% of your home's value each year for upkeep like plumbing and roofing repairs, drywall patching, etc.

Determine your monthly budget

Once you've purchased your new home, it's important to stick to a household budget. Monitor your spending to see how much is going towards necessary expenses and evaluate your optional expenses if need be. If you're not getting any closer to your financial goals, it might be time to cut back where possible.



Find the right insurance

If you're like many Canadians, your home will be one of the largest financial investments you will ever make, so it's important to protect it with the right insurance. Look for a provider that offers coverage options that can be customized to your family's unique needs and additional savings, like bundle and save discounts, security system savings, claims-free discounts, and more.

If you're interested in learning more about how to properly protect your home, your family and your future (and still save money!) – don't hesitate to give me a call. Plus, for more helpful tips, visit desjardinsagents.com/customer-care/blog.



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17 Madill Dr.

- Raised bungalow with 3+3 bedrooms, 3 bathrooms & office on main level
- Finished basement has 3 bedrooms, 1 bath & a rec room with a gas fireplace
- Main floor laundry with access to garage, updated main bath with soaker tub
- Primary bedroom has hardwood floors & ensuite, eat-in kitchen with w-out to deck
- 121 x 249 foot lot, private treed perimeter, brick exterior, storage shed
- 2 car garage, hard top gazebo, fire pit area, front porch with composite boards
- In the hamlet of Camilla just outside of Orangeville

Mono \$1,349,000



15 Giles Rd.

- 2 storey home with 4+1 bedrooms, 3 bathrooms, living room & family room
- Finished walk-out basement has 1 bedroom, rec room & exercise room or office
- Open concept eat-in kitchen/living room with walk-out to large deck & fireplace
- Main floor laundry, large dining room off the front foyer
- Primary bedroom has a walk-in closet & 5 piece ensuite bathroom
- 138 x 245 foot lot, brick & stone exterior, 9 foot ceilings on main floor, natural gas
- 3 car garage, on a cul de sac, park across the street, high speed internet

Caledon Village \$1,899,000



932 Forks of the Credit Rd.

- Bungalow with 3 bedrooms, 2 bathrooms, living room, family room & dining room
- Updated kitchen with hardwood floors, lots of counter space & walk-out to side yard
- Main floor laundry & office, living room features a woodstove, updated main bath
- Primary bedroom has hardwood floors, updated 5 piece ensuite & mirrored closet
- 3 acre lot, home has cathedral ceiling, skylights, unique windows & archways
- Detached 3 car garage with full insulated 2nd level, stucco clad courtyard, greenhouse
- In the hamlet of Belfountain, short walk to skiing, hiking, conservation area & cafe

Caledon \$1,599,000



8 Fead St.

- Condo unit with 2 bedrooms & 1 bathroom in Bromont development
- Approximately 800-899 square feet of living space on the 4th floor of building
- End unit with large window in kitchen for added natural light & views
- Includes 1 underground parking spot & storage locker which are both owned
- Large balcony, on site laundry facilities, fob entry to secure building
- Building amenities: bike storage, gym, game room, party room, visitor parking
- Located close to recreations, shopping & restaurants

Orangeville \$533,000



174 Elizabeth St. South

- 3 level sidesplit with 3 bedrooms, 4 bathrooms & finished lower level with office
- Updated open concept kitchen/living/dining has a massive quartz top centre island
- Main floor features hardwood floors, large windows, gas fireplace & gas stove
- Upper level laundry, all 3 bedrooms have updated ensuite bathrooms
- Primary bedroom has updated 5 piece ensuite, double closet & luxury vinyl flooring
- 110 x 150 foot lot backing onto green space with 2 tier massive deck & side yard
- 1.5 car garage, carport, storage shed, circular driveway which can park 7 cars

Brampton \$1,599,000



1476 Concession Rd. 3

- Raised bungalow with 3 bedrooms, 3 bathrooms, living/family/dining rooms
- Finished basement with separate entry has a rec room, gym area, bath & storage
- Lower level has room for 2-3 bedrooms & rough in for bar or 2nd kitchen
- Eat-in kitchen combined with family room which has cathedral ceiling & a fireplace
- Gazebo, gardens, 3 large paddocks with run-ins, Quonset hut for storage, tool shed
- 13.25 acres, portion of the property is fully fenced, mostly flat land with little forest
- 3 car garage, just north of Hwy 9, house is set far back from the road with long driveway

Adjala \$1,899,000



14726 Caledon King Townline Rd. South

- 3 level sidesplit with 3 bedrooms, 2 bathrooms & meticulously maintained
- Finished walk-out basement has a rec room, laundry room & one extra room
- Eat-in kitchen with walk-out to deck, dining/living room combination on main floor
- Furnace 2015, sump pump 2017, water softener 2013, reverse osmosis 2013
- Roof 2014, well pump 2017, pressure tank 2017
- 200 x 300 foot lot (1.38 acres), private setting with long driveway for ample parking
- Only minutes to amenities in Bolton such as shopping, dining & recreation

Caledon \$1,319,000



933442 Airport Rd.

- 1.5 storey home with 3 bedrooms (1 on the main floor) & 3 bathrooms
- Eat-in kitchen with hardwood floors & granite counter tops, main floor laundry
- Primary bedroom has hardwood floors, 4 piece ensuite & walk-out to balcony
- Living/dining combo with fireplace, vaulted ceiling & hardwood floors
- Indoor sauna & hot tub, 2nd bedroom has vaulted ceiling & 3 piece ensuite
- 99 acres, views of Toronto skyline, mix of usable farmland, ponds & rolling hills
- Bank barn, drive shed, bunkie, workshop, generator, gated driveway

Mono \$3,999,000



487394 30th Sideroad

- Bungalow with 3+1 bedrooms, 3 bathrooms & main floor laundry/mud room
- Very large eat-in kitchen with island & walk-out to sunroom, updated bathrooms
- Primary bedroom has broadloom, 4 piece ensuite & closet organizers
- Walk-out lower level with a bedroom & plenty of room to create extra living space
- Windows 2010, fencing 2010, water softener & de-ionizer 2022, 16 x 32 foot drive shed
- 4.88 acres with amazing views, 2 car garage, 4 paddocks, 72 x 136 foot sand ring
- 2nd driveway to access 45 x 60 foot barn with 4 stalls, hay storage, tack area & shop

Mono \$1,549,000



9275 10 Sideroad

- Bungalow with 3+1 bedrooms, 4 bathrooms, main floor laundry & incredible great room
- Eat-in kitchen features porcelain floor, centre island & walk-out to amazing patio
- Primary bedroom has hardwood floors, 6 piece ensuite & walk-in closet
- Finished lower level with rec room, wet bar, bedroom, office, gym & bathroom
- 5 acre lot, custom inground pool, hot tub, fire features, timber frame cabana
- Custom front door, wood burning fireplace, fenced yard, security system
- 2 car garage, roof 2018, pool area 2019, furnace 2015, flooring 2016

Adjala \$2,499,500



8045 5th Sideroad

- 2 storey log home with 3 bedrooms, 3 bathrooms, living room & family room
- Updated main floor laundry/mud room with access to backyard & quartz counters
- Family room has porcelain floor, wood stove, walk-out to patio, beamed ceiling
- Gourmet chef's kitchen has porcelain floor, granite countertops & centre island
- Primary bedroom with wood floor, outstanding dressing room & 5 piece ensuite
- 14.95 acres, high efficiency heat pump, windows 2010, 8'10" main floor height
- Oversize 3 car garage, dog kennel, trails, natural fed pond, just outside of Alliston

Tosorontio \$1,899,000



247496 5 Sideroad

- Stone bungalow with 3+2 bedrooms, 4 bathrooms, main floor laundry & sunroom
- Eat-in kitchen has travertine floor, centre island, gas stove, walk-out to sunroom
- Living room with 15' vaulted ceiling, gas fireplace, travertine floor & pot lights
- Primary bedroom has hardwood floors, 6 piece ensuite & walk-in dressing room
- Finished basement with 2 bedrooms, family room, office, bathroom & storage rooms
- 10 acres, paved driveway, natural gas, groomed trails, 2 deck areas, gazebo & fort
- Insulated 3 car garage, shed, flagstone fire pit, roof 2022, A/C 2018, generator

Mono \$3,299,000